

Behind  
Aisha  
Theatre  
Ponda  
Goa  
Phone:  
315615

**Prakash S. P. Lawande**  
Consulting Engineer

II SHRI II

FORM-3

See Rule 5 (1) (a) (ii)

**ENGINEER'S CERTIFICATE**

Date: 12/02/2024

To,

M/s. Vibhav Real Estate,  
& Madanant Construction Pvt. Ltd,  
Margao-Goa

**Subject: Certificate of Percentage of Completion of Construction Work of Three(3) Nos of buildings of the project "ANTRUZ - AVENUE", situated on the plot bearing Survey No 192/1-C at Ponda, demarcated by its boundaries, By property bearing Survey No 192/1-I to the North, By Survey No 192/1-A to the South, By property bearing Survey No 191/3 to the East, By Road to the West, of village Ponda, Taluka and Sub District Ponda, Dist South Goa, Goa-PIN 403401, admeasuring 11700 sq. mts. area being developed by M/s. Vibhav Real Estate and Madanant Constructions (Goa) Pvt. Ltd.**

**Ref: Goa RERA Registration Number: Applied.**

Sir,

I, **Prakash S.P. Lawande** have undertaken assignment of certifying Estimated Cost for the Subject Real Estate Project proposed to be registered under Goa RERA, being structural consultant for proposed **Building 'A', Building 'R' and Building 'C'** of the project "**ANTRUZ - AVENUE**", situated on the plot bearing Survey No 192/1-C of village Ponda, Taluka and Sub District Ponda, Dist South Goa, Goa-PIN 403401, admeasuring 11700 sq. mts. area being developed by **M/s. Vibhav Real Estate and Madanant Constructions (Goa) Pvt. Ltd.**

Following technical professionals are appointed by Owner / Promoter:-

- (i) Shri. Dattakumar alias Sameer Nadkarni as Architect;
- (ii) Shri. Prakash S.P Lawande as Structural Consultant;
- (iii) Shri. Gurudatt Shanbhag as Site Supervisor

1. We have estimated the cost of the completion to obtain Occupation Certificate/ Completion Certificate, of the Civil, MEP and Allied works, of the Building(s) of the project. Our estimated cost calculations are based on the Drawings/plans made available to us for the project under reference by the Developer and Consultants and the Schedule of items and quantity for the entire work as calculated by **Mr. Dnyaneshwar Matade**, quantity Surveyor\* appointed by Developer/Engineer, and the assumption of the cost of material, labour and other inputs made by developer, and the site inspection carried out by us.
2. We estimate Total Estimated Cost of completion of the building(s) of the aforesaid project under reference as **Rs.78,16,72,100/-** (Total of Table A and B) (50% of the amount that is **Rs.39,08,36,050/-** by M/s. Vibhav Real Estate and 50% of the amount that is **Rs.39,08,36,050/-** by Madanant Construction Pvt. Ltd). The estimated Total Cost of project is with reference to the Civil, MEP and allied works required to be completed for the purpose of obtaining occupation certificate / completion certificate for the building(s) from the **South Goa Planning and Development Authority** being the Planning Authority under whose jurisdiction the aforesaid project is being implemented.
3. The Estimated Cost Incurred till date is calculated at **Rs NIL/-** (Total of Table A and B). The amount of Estimated Cost Incurred is calculated on the base of amount of Total Estimated Cost.
4. The Balance cost of Completion of the Civil, MEP and Allied works of the Building(s) of the subject project to obtain Occupation Certificate / Completion Certificate from **South Goa Planning and Development Authority**, (planning Authority) is estimated at **Rs 78,16,72,100/-** (Total of Table A and B) (50% of the amount i.e. **Rs.39,08,36,050/-** by M/s. Vibhav Real Estate and 50% of the amount i.e. **Rs.39,08,36,050/-** by Madanant Construction Pvt. Ltd).
5. I certify that the Cost of the Civil, MEP and allied work for the aforesaid Project as completed on the date of this certificate is as given in Table A and B below :

**TABLE A**

Building Bearing Number **Building 'A'** in the Project named "**ANTRUZ - AVENUE**"

<b>Sr. No</b>	<b>Particulars</b>	<b>Amounts</b>
<b>1</b>	<b>Total Estimated cost of the building/wing as on <u>12/02/2024</u> date of Registration is (50% of the cost i.e. Rs.16,05,80,550/- by M/s Vibhav Real Estate and 50% of the cost i.e. Rs.16,05,80,550/- by Madanant Construction Pvt. Ltd)</b>	<b>Rs. <u>32,11,61,100</u> /-</b>
<b>2</b>	<b>Cost incurred as on <u>12/02/2024</u> (based on the Estimated cost )</b>	<b>Rs. <u>NIL</u> /-</b>
<b>3</b>	<b>Work done in Percentage (as Percentage of the estimated cost )</b>	<b><u>0%</u></b>
<b>4</b>	<b>Balance Cost to be Incurred (Based on Estimated Cost) (50% of the cost i.e. Rs.16,05,80,550/- by M/s Vibhav Real Estate and 50% of the cost i.e. Rs.16,05,80,550/- by Madanant Construction Pvt. Ltd)</b>	<b>Rs. <u>32,11,61,100</u> /-</b>
<b>5</b>	<b>Cost Incurred on Additional /Extra Items as on <u>12/02/2024</u> not included in the Estimated Cost (Annexure A)</b>	<b>Rs. <u>NIL</u> /-</b>

**TABLE A**

Building Bearing Number **Building 'B'** in the Project named "**ANTRUZ - AVENUE**")

<b>Sr. No</b>	<b>Particulars</b>	<b>Amounts</b>
<b>1</b>	<b>Total Estimated cost of the building/wing as on <u>12/02/2024</u> date of Registration is (50% of the cost i.e. Rs.10,94,16,450/- by M/s Vibhav Real Estate and 50% of the cost i.e. Rs.10,94,16,450/- by Madanant Construction Pvt. Ltd)</b>	<b>Rs. <u>21,88,32,900/-</u></b>
<b>2</b>	<b>Cost incurred as on <u>12/02/2024</u> (based on the Estimated cost )</b>	<b>Rs. <u>NIL/-</u></b>
<b>3</b>	<b>Work done in Percentage (as Percentage of the estimated cost )</b>	<b><u>0%</u></b>
<b>4</b>	<b>Balance Cost to be Incurred (Bas(50% of the cost i.e. Rs.10,94,16,450/- by M/s Vibhav Real Estate and 50% of the cost i.e. Rs.10,94,16,450/- by Madanant Construction Pvt. Ltd)ed on Estimated Cost)</b>	<b>Rs. <u>21,88,32,900/-</u></b>
<b>5</b>	<b>Cost Incurred on Additional /Extra Items as on<u>12/02/2024</u> not included in the Estimated Cost (Annexure A)</b>	<b>Rs. <u>NIL/-</u></b>



**TABLE A**

Building Bearing Number **Building 'C'** in the Project named "**ANTRUZ - AVENUE**"

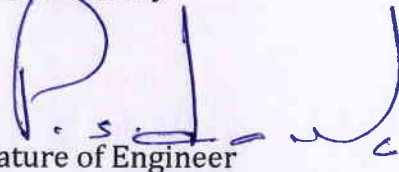
<b>Sr. No</b>	<b>Particulars</b>	<b>Amounts</b>
<b>1</b>	<b>Total Estimated cost of the building/wing as on <u>12/02/2024</u> date of Registration is (50% of the cost i.e. Rs.11,18,47,050/- by M/s Vibhav Real Estate and 50% of the cost i.e. Rs.11,18,47,050/- by Madanant construction Pvt. Ltd)</b>	<b>Rs. <u>22,36,94,100/-</u></b>
<b>2</b>	<b>Cost incurred as on <u>12/02/2024</u> (based on the Estimated cost )</b>	<b>Rs. <u>NIL/-</u></b>
<b>3</b>	<b>Work done in Percentage (as Percentage of the estimated cost )</b>	<b><u>0%</u></b>
<b>4</b>	<b>Balance Cost to be Incurred (Based on Estimated Cost) (50% of the cost i.e. Rs.11,18,47,050/- by M/s Vibhav Real Estate and 50% of the cost i.e. Rs.11,18,47,050/- by Madanant construction Pvt. Ltd)</b>	<b>Rs. <u>22,36,94,100/-</u></b>
<b>5</b>	<b>Cost Incurred on Additional /Extra Items as on <u>12/02/2024</u> not included in the Estimated Cost (Annexure A)</b>	<b>Rs. <u>NIL/-</u></b>

**TABLE B**

**Internal & External Development Works in Respect of the entire Registered Phase**

<b>Sr. No</b>	<b>Particulars</b>	<b>Amounts</b>
<b>1</b>	<b>Total Estimated cost of the Internal and External Development Works including amenities and Facilities in the layout as on <u>12/02/2024</u> date of Registration is (50% of the cost i.e. Rs.89,92,000/- by M/s Vibhav Real Estate and 50% of the cost i.e. Rs.89,92,000/- by Madanant construction Pvt. Ltd)</b>	<b>Rs. <u>1,79,84,000/-</u></b>
<b>2</b>	<b>Cost incurred as on <u>12/02/2024</u> (based on the Estimated cost )</b>	<b>Rs. <u>NIL/-</u></b>
<b>3</b>	<b>Work done in Percentage (as Percentage of the estimated cost )</b>	<b><u>0%</u></b>
<b>4</b>	<b>Balance Cost to be Incurred (Based on Estimated Cost) (50% of the cost i.e. Rs.89,92,000/- by M/s Vibhav Real Estate and 50% of the cost i.e. Rs.89,92,000/- by Madanant construction Pvt. Ltd)</b>	<b>Rs. <u>1,79,84,000/-</u></b>
<b>5</b>	<b>Cost Incurred on Additional /Extra Items as on <u>12/02/2024</u> not included in the Estimated Cost (Annexure A)</b>	<b>Rs. <u>NIL/-</u></b>

Yours Faithfully

  
Signature of Engineer

(Licence No: SE / 0006 / 2010)

**PRAKASH S. P. LAWANDE**

B. E. (CIVIL)

PWD Reg. No. 407 / 95

T.C.P.D (STRUCT.) ENG. NO.

SE/ 0006/2010

**Note:**

1. The scope of work is to complete entire Real Estate Project as per drawings approved from time to time so as to obtain Occupation Certificate /Completion Certificate.
2. (\*) Quantity survey can be done by office of Engineer or can be done by an independent Quantity Surveyor, whose certificate of quantity calculated can be relied upon by the Engineer. In case of independent quantity surveyor being appointed by Developer, the name has to be mentioned at the place marked (\*) and in case quantity are being calculated by office of Engineer, the name of the person in the office of Engineer, who is responsible for the quantity calculated should be mentioned at the place marked (\*).
3. The estimated cost includes all labour, material, equipment and machinery required to carry out entire work.
4. As this is an estimated cost, any deviation in quantity required for development of the Real estate Project will result in amendment of the cost incurred/to be incurred.
5. All components of work with specifications are indicative and not exhaustive.

**Annexure A**

List of Extra / Additional Items executed with Cost  
(Which were not part of the original Estimate of Total Cost)